

LAMB INN

161 HIGH STREET, WORLE, WESTON-SUPER-MARE, BS22 6JA

FREEHOLD PUBLIC HOUSE INVESTMENT





THE LAMB INN
WORLD

COURAGE

THE LAMB INN
WORLD

Humped crossing

60

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to M Day 2 Limited
- Property arranged over two levels extending to 4,499 Sq Ft (418 Sq M)
- Site extending to 0.18 acres
- Current rent of £47,329 per annum
- Lease expires April 2032
- The rent is subject to annual RPI increases with a collar of 2% and a cap of 5%
- We are instructed to invite offers in excess of £475,000 (9.53% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Worle within the unitary authority of North Somerset, 19.0 miles (30.0 kilometres) south west of Bristol and 30.6 miles (49.0 kilometres) west of Bath.

The Lamb is situated fronting High Street in a mixed use area which is a short distance from Mendip Avenue where operators such as the Century Club, Old Kings Head and Golden Lion are located.

LINKS

GOOGLE STREET VIEW



VIRTUAL TOUR



DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted rendered elevations beneath a pitched roof.

ACCOMMODATION

Ground Floor The ground floor provides two trading areas with a central bar servery and seating on loose tables, chairs, sofa's and bench seating for 48 customers. To the right rear is a skittle alley which provides additional seating for 44 customers. Ancillary areas include trade kitchen, customer WC's, two cellars and stores.

First Floor The first floor provides three bedrooms, one bathroom, kitchen, lounge, office and a roof terrace.

Externally There is an enclosed courtyard beer garden with seating on wooden benches and chairs for 44 customers. There is a car park on the opposite side of the road for approximately 11 vehicles.

TENURE

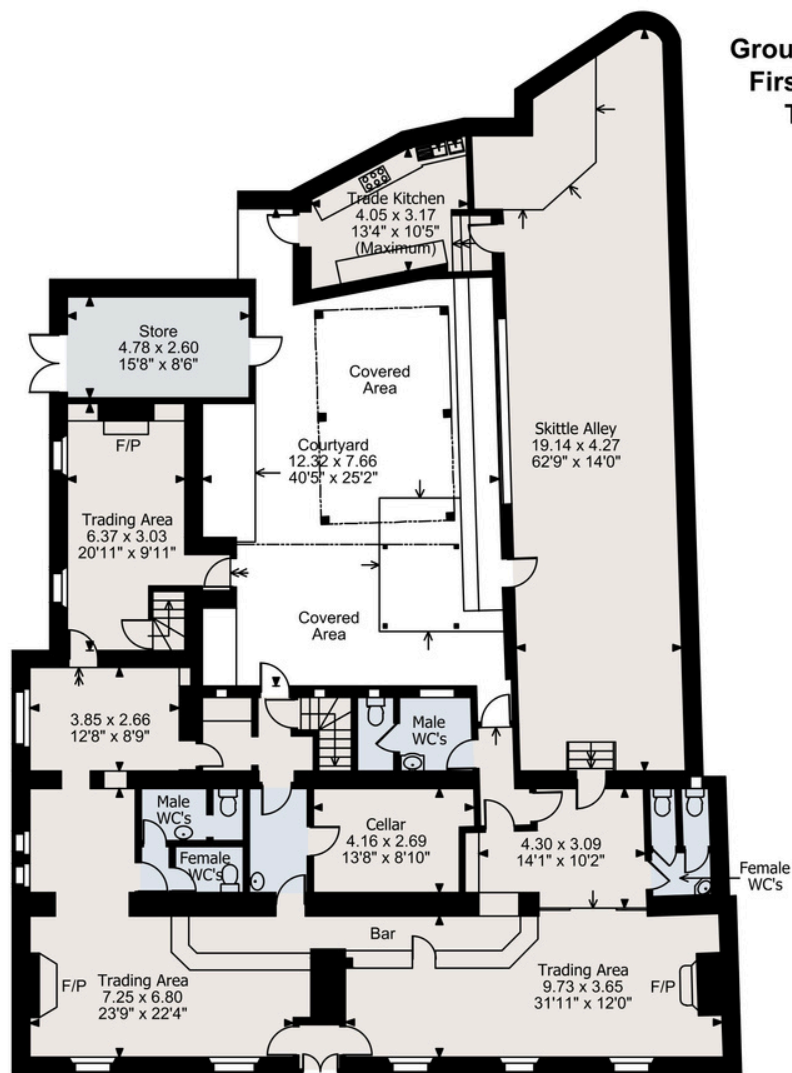
The property is held freehold (Title Number AV239065).

TENANCY

Entire property let to M Day 2 Limited on a lease expiring 10 April 2032 at a current rent of £47,329 per annum which is subject to annual RPI increases with a collar of 2% and a cap of 5%. A rent deposit of £21,000 is held by the landlord.

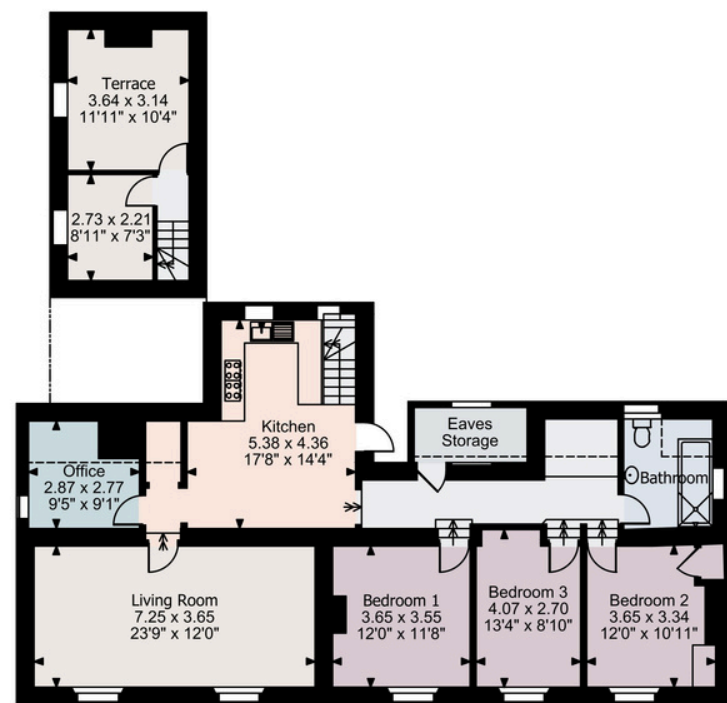


FLOOR PLANS



Ground Floor

Lamb Worle, Weston-super-Mare
Ground Floor gross internal area = 3,053 sq ft / 284 sq m
First Floor gross internal area = 1,446 sq ft / 134 sq m
Total gross internal area = 4,499 sq ft / 418 sq m
 Quoted Area Excludes 'External Courtyard'



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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PLANNING

The property is not listed or situated within a conservation area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

D-80

TERMS

We are instructed to invite offers in excess of £475,000 (9.53% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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SIMILAR INVESTMENT OPPURTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

CONTACT

Adam Bullas

07812 965395

abullas@savills.com

Samuel Hart

07812 425097

samuel.hart@savills.com

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